

Board of Trustees Meeting February 7, 2012

The Board of Trustees of the Village of Cold Spring held a workshop meeting on Tuesday, February 7, 2012 at Village Hall, 85 Main Street, Cold Spring, NY beginning at 7:30 p.m.

Attending: Mayor Seth Gallagher and Trustees: Campbell, Hustis and Serradas
Planning Board: Joseph Barbaro, Chairman and members Joseph Immorlica, Placito Sgro, Arne Saari and Richard Weissbrod
Also: Stephen Gaba, Village Attorney
Special Board members: Michael Armstrong and Anne Impellizzeri
Absent: J. Ralph Falloon (work-related absence)
Paul Guillaro, of Butterfield Realty and his attorney Richard O'Rourke, from Keane and Beane
Ted Fink and Michele Greig of GreenPlan, Inc.

Mayor Gallagher opened the meeting.

The planning and village boards invited Ted Fink and Michele Greig of GreenPlan to a joint meeting to determine their suitability to serve as planning consultants for review of the Butterfield Realty project. T. Fink and M. Greig presented their qualifications and experience as planners and answered questions from board members about:

- 1) Experience with similar communities and comparable projects
- 2) Form-based development
- 3) Experience with senior developments
- 4) Ability of their firm to accommodate this project's time schedule.

S. Gaba discussed the review process for the Butterfield Realty project as follows: Three things are occurring simultaneously: SEQRA review, petition for a zoning change which is before the village board and site plan/subdivision application before the planning board.

SEQRA review will be shared by both the Planning and Village Boards. The Village Board will be lead agency but the planning board, as an involved agency, will be heavily leaned on by the village board to assist in making its determination on whether to issue a positive or negative declaration. Next Tuesday, the Village Board will formally declare itself lead agency. In the meantime, the planning board will work on the proposed subdivision and site plan. The Planning Board should process this application as though the draft zoning was in place and items that the board doesn't like should be referred to the village board. The boards will simultaneously look at the potential environmental impacts and come to conclusions as to what studies are needed to minimize the adverse impacts, e.g. traffic, noise, or drainage. The applicant will be asked to supply these studies followed by your consultant's review and report. The Planning Board will provide the Village Board with an opinion on whether everything has been adequately handled or

not and if they think there should be a positive or negative declaration. The decision is ultimately upon the village board on how to handle SEQRA.

What you are doing is developing zoning law by putting together a development which is acceptable to the Planning Board. The Planning Board will look at plans and decide what they like. The Village Board will simultaneously be reviewing them and hopefully you will develop a consensus on what you like. You will get to a point that everyone likes this plan, now you turn to your local law. Then, you will get to a point where you have tailored the local law to meet the development that you like. This allows you to exercise a great deal of control over this development, more so than with traditional zoning. SEQRA will be completed, followed by adoption of the local law and then the site plan and subdivision approval will be granted. Of course, because you will have put the development to your liking before you get to the point of adopting the local law.

Attorney O'Rourke presented board members with a proposed schedule for consideration of the Butterfield Realty project and requested feedback. He stressed that the applicant didn't want to segment this project review and has provided boards with an integrated plan. Mayor Gallagher offered to provide comment on the schedule after discussion with Chairman Barbaro and the Village Attorney.

The Planning Board resumed their regular monthly meeting in another room.

The Village Board continued with the workshop meeting.

Trustee Campbell moved to hire GreenPlan as Planning Consultants on the Butterfield project and seconded by Trustee Hustis and unanimously approved.

Procurement Policy

Mayor Gallagher requested additional changes to the revised procurement policy, dated January 2012. Under item 3, purchase contracts, after written request for proposals, ADD or written request for bids. Under item 3, public works contracts, after written request for proposals, ADD written request for bids. The effective date will be changed to February 7, 2012. Trustee Campbell moved to accept the changes to the procurement policy and seconded by Trustee Hustis and unanimously approved.

Uncollected Taxes to Putnam County

Mayor Gallagher moved to approve forwarding the list of overdue property taxes to Putnam County for collection and seconded by Trustee Hustis and unanimously approved.

Resolution No. 06-2012

The Board of Trustees of the Village of Cold Spring hereby resolves to appoint the following individuals as Election Inspectors for the Tuesday, March 20, 2012 Village Election:

Inspectors: Adam Huston, 3 Stone Street, Cold Spring, NY 10516

Lynn Hynes, 15 Fair Street, Cold Spring, NY 10516
Josephine Pidala, 1 Hamilton Street, Cold Spring, NY 10516
Karen Virgadamo, 20 Church Street, Cold Spring, NY 10516
Chair: Donna Steltz, 17 Church Street, Cold Spring, NY 10516

Machine Operators: Marie Early, 16 Grandview Terrace, Cold Spring, NY 10516
Susan Peehl, 13 Fair Street, Cold Spring, NY 10516

Alternate: Sara Dulaney, 7 Garden Street, Cold Spring, NY 10516
Inspectors Rhoda Needleman, 62 Chestnut Street, Apt. #1A7 Cold Spring, NY 10516

In the event of illness or inability of machine operators to serve on Election Day, March 20, 2012, then machine operators certified by the Putnam County Board of Elections and residing within Putnam County will be eligible to work at the Village Election.

Alternate machine operator: Earl Gundersen, 36 Rochambeau Rd., Garrison, NY 10524

The hourly wage for election inspectors shall be set at \$11.00 per hour.

Trustee Hustis moved the foregoing resolution which was seconded by
Trustee Campbell,

On roll call vote:

Trustee J. Ralph Falloon voting	ABSENT
Trustee Bruce Campbell voting	YES
Trustee Charles Hustis, III voting	YES
Trustee Airinhos Serradas voting	YES
Mayor Seth Gallagher voting	YES

Resolution officially adopted on February 7, 2012 by a vote of 4-0.

Resolution #07-2012 regarding approval of a contract with Michael Carr for engineering services was tabled until next week to allow additional time for board members to review attorney comments.

Discussion of Open Meetings Legislation

Trustee Serradas discussed recent open meetings legislation that requires local governments to make available, prior to an open meeting, certain records which will be the subject of discussion at the meeting. Mayor Gallagher pointed out the village currently complies with this legislation by providing paper copies upon request. Trustee Serradas suggested that applicants submitting site plans/maps to planning and zoning boards should be required to provide items in an electronic format to allow placement of these plans on the website.

Correspondence

Gregory Phillips, Water Superintendent asked the board for direction on the best method to inform residents about water discoloration resulting hydrant flow testing for the Butterfield project. Mayor Gallagher recommended concurrent testing of village hydrants in this area and will contact Ron Gainer, P.E.

Bill Approval

Trustee Hustis moved to approve payment of the audited bills and seconded by Trustee Campbell and unanimously approved.

Fireworks Contract

Approval of a fireworks contract with Majestic Fireworks, Inc. was tabled until next week. Addendums regarding specifics of the display and a rain date will be added to the contract prior to approval.

Respectfully submitted,

Mary Saari, Village Clerk